

**IVINS
CITY COUNCIL
MINUTES
December 17, 2015**

1) WELCOME AND CALL TO ORDER

MAYOR AND COUNCIL: The meeting was called to order at 5:30 p.m. and announced there was a quorum present.

All present included Mayor Hart, Council Member Elwell, Council Member McDonald, Council Member Roberts, Council Member Densley, and City Recorder Kari Jimenez.

STAFF: City Manager/Attorney Dale Coulam, Director of Finance Wally Ritchie, Public Works Director/City Engineer Chuck Gillette, and Building and Zoning Administrator Kevin Rudd.

EXCUSED: None.

Audience: Mary Beth Beck, Linda Elwell, Jon & Nicole Graf, Lee Esplin, Teresa Hoffman, Gary Paquin, Roger & Marilyn Lorberbaum, Jeff & Melanie Neighbor, Robert Beck, Jim Keeley, Jason Morwood, Clay & Shauna Morwood, Lisa Rutherford, Todd Olsen, Brad Osburn, Judith Kapuscinski, DeAnne Hanson, Dennis & Beth Green, Mariah Perez, Rich Bryant, Kathy Barth, Gary & Debbie Pendleton, Rick & Jackie Rickman, Elizabeth Mackay, Kevin Warnick, Jeff Fisher, Suzy Appel, Debbie Hafen, Gary & Chery Collins and others who did not sign in.

A. Acknowledgement of Quorum

Mayor Hart acknowledged there was a quorum present.

B. Flag Salute

Council Member McDonald led the Flag Salute

C. Invocation

Council Member McDonald gave the Invocation

Mayor Hart gave public thanks to Lesley Mendenhall and George Elwell for their dedicated service to the City as Council Members. He noted that this is the last City Council meeting that Council Member Elwell will be present at as a Council Member. He has served Ivins City for 14 years and has been involved in a number of complicated issues and decisions that the City Council has made. He indicated that Lesley Mendenhall has moved out of the area and was gracious to attend this evening. She has been heavily involved in a number of issues that the City has faced through the period of time that she has served on the City Council and on the Planning Commission. He asked her to be present tonight to comment on the Arts Master Plan because of her involvement in creating that.

D. Disclosures

There were no disclosures or conflicts of interest with items on this meeting's agenda.

2) REPORTS, PRESENTATIONS AND APPOINTMENTS

A. Auditor's Report for Fiscal Year Ending 2015 - Savage Esplin & Radmall

Lee Esplin with Savage Esplin & Radmall reported that all of the funds are in good shape and the City's reserve fund is approximately 17%, which is good. The Federal Government made changes this year regarding retirement and some journal entries were made after the audit started to reflect that. The audit report was unqualified, which is the best an organization can receive. The internal controls for Ivins City are very good throughout the organization.

B. Eagle Scout Project

Jason Morwood reported that he is with Scout Troop Number 407 and proposed to install a bench at the City office bus stop for his Eagle Scout project. The bench would be similar to what is currently at UNITY Park. The Mayor and City Council welcomed the project.

C. Washington County Water Conservancy District - Presentation of Water Conservation Plan

Julie Gillins indicated that she is the Water Conservation Manager for the District. The Water Conservation Plan was updated this year and is updated every five (5) years. She provided a PowerPoint presentation to the Mayor and City Council. A copy of the presentation is available by request through Ivins City Hall. She reported that the Conservation Plan update workgroup consists of 16 members who offered insight on the plan update. The committee selected conservation measures for evaluation, set goals and hired a consultant who provided updated data for population, water usage, account types and numbers. The District currently offers 18 program measures with an additional five (5) that will help meet the goals that were set. Those measures include installing high efficiency fixtures, other conservation measures, providing rebates, and other similar measures. **Mayor Hart** inquired at present if the District was proposing anything that would impact the water rates of the residents. **Julie Gillins** stated "no". Each municipality would address that and the District is a source for the municipalities if that were to occur. **Council Member Roberts** inquired if it was possible to conserve without acquiring new water resources and meet the growth needs. **Julie Gillins** indicated that the District looked at that and considering the population projection, the water would run out by the year 2030 so conservation alone did not solve the issues for water resource. **Council Member Densley** inquired if there are plans in the future to use effluent water for irrigation. **Julie Gillins** stated that the District has future projects that would utilize more reuse water that the City is producing and in future developments the plan is to use that water as a secondary source.

D. Department Reports: Public Works/Engineering, Building Department and Finance

Chuck Gillette publicly thanked Council Member Elwell and Council Member Mendenhall for their service and expressed appreciation to the Water Conservancy District for their thought into updating the conservation plan. He reported that the first half of the sidewalk on 200 South has been installed and last half will be installed tomorrow, December 18, 2015. There was a major valve failure in the Cordero Drive and Padre Canyon phases 7 & 8 subdivisions where the nuts and bolts have corroded. He was concerned about future problems in those areas and the City may proactively replace those valves. They are only approximately 14 years old but those areas have high ground water with sulfates and sulfates are very corrosive. He reported that the consultant is working on the preliminary design and site layout of the 2 Million Gallon tank upgrade. The preliminary design is expected to be completed by January, 2016. He referred to the master planning item on the agenda tonight and reported that the City has received proposals for preparing irrigation and sewer master planning documents and impact fee facilities plan and impact fee analyses. The City also received proposals for a rate study that evaluates rates for water, irrigation, sewer and storm drain. A bid opening was held on December 15, 2015 for the project on Old Highway 91 that connects to Santa Clara Boulevard and the bids came in \$800,000 less than the engineer's estimate. That is a drastic reduction and the project will almost be entirely funded by grants. The work that is occurring on Highway 91 right now is for utilities. **Council Member McDonald** inquired as to the status of meeting with Chief Flowers regarding a speed dome on 200 South and painting a crosswalk on the street. **Chuck Gillette** indicated he will follow-up with Chief Flowers. **Council Member Densley** referred to the bus report and inquired if ridership had increased. **Chuck Gillette** stated that ridership has

been steady since August. He reported that two (2) lanes on 200 East will open on Friday, December 18, 2015.

Kevin Rudd provided handouts to the Mayor and City Council regarding code enforcement and building permits. A copy of the information is available by request through Ivins City Hall. The City is on track with homes being built. He reported that Rocky Vista University has made inquiries regarding multi-family housing to be included in their project when the school is built. They would like to place the multi-family units close to the main corridor where there is easy pedestrian access to the bus system.

Wally Ritchie reported that everything is going according to plan. The budget is according to plan and the numbers are right in line with where the City should be for this time of year. As of the end of December, 2015 there will be a surplus in the General Fund because the City has received the large tax payment. The audit is complete and the final write-up and other are being completed to submit to the State of Utah and to the GFOA (Government Finance Officers Association). Mayor Hart congratulated Wally on successfully putting the financial information together.

E. Planning Commission Report

Commissioner Mike Scott reported that the Planning Commission received annual open meetings and rules of conduct training provided by Dale Coulam, Ivins City Manager/City Attorney. The Planning Commission approved a Final Plat for the Silver Sage subdivision and continued discussion and review of the Zoning Ordinance text. As part of that review, the Planning Commission discussed ways to streamline the subdivision application and review process.

3) **CITIZEN COMMENT & REQUEST FOR FUTURE AGENDA ITEMS**

None

4) **PUBLIC HEARING AND ACTION ITEMS**

A. Public Hearing on the Planning Commission's recommendation to approve a Preliminary Plan for 44 single family home sites (villas) at Sentierre Resort

Kevin Rudd reported that the applicants previously received approval of a Conditional Use Permit for the entire project. Their plan is consistent with the original Conditional Use Permit and the TRC (Technical Review Committee) and Planning Commission recommend approval. He indicated that on lots that fall within Sensitive Lands, the Sensitive Lands Committee suggested that those lots be staked to identify areas of disturbance before the lots are graded. **Mayor Hart** opened the Public Hearing. **Brad Osburn** resides at 450 South 250 East and inquired as to the status of the water tank project. **Stan Castleton** indicated that they are addressing technical issues but intend to remove the existing tank and build a new one. The new tank will be better and the public won't know it's there. **Richard Bransfield** inquired as to public trail access. **Kevin Rudd** identified the Toe Trail that crosses the Sentierre property that is an unofficial trail but the developers are working with the Red Cliffs Desert Reserve to allow public access. **Lisa Rutherford** thanked Kevin Rudd for mentioning the Sensitive Lands Committee's suggestions and concerns. It is important to have those lots marked carefully, to avoid grading accidents. There being no other comments, **Mayor Hart** closed the Public Hearing.

B. Discuss and consider approval of the Development Agreement for Sentierre Padre Canyon Resort and Sanctuary

Dale Coulam indicated it has been a smooth process in working with Sentierre's legal counsel. The conditions included in the Conditional Use Permit have been incorporated into the Development Agreement. The Mayor and City Council had no questions or comments.

MOTION: Council Member Densley moved to approve the Development Agreement for Sentierre Padre Canyon Resort and Sanctuary

SECOND: Council Member Roberts

VOTE: The motion carried.

Council Member Elwell	AYE
Council Member McDonald	AYE
Council Member Roberts	AYE
Council Member Densley	AYE

C. Discuss and consider approval of a Preliminary Plan for 44 single family home sites (villas) at Sentierre Resort

Dale Coulam clarified that the presentation was provided under the Public Hearing above and this agenda item is to consider approval of the Preliminary Plan. The Mayor and City Council had no questions or comments.

MOTION: Council Member McDonald moved to approve the Preliminary Plan for 44 single family home sites (villas) at Sentierre Resort

SECOND: Council Member Elwell

VOTE: The motion carried.

Council Member Elwell	AYE
Council Member McDonald	AYE
Council Member Roberts	AYE
Council Member Densley	AYE

D. Public Hearing on the Planning Commission's recommendation to deny a proposed amendment to the Ivins City Zoning Ordinance that would allow a "Recreational Vehicle Resort" in the Commercial Professional and Research Zoning District

Kevin Rudd stated applicant has submitted an application for an amendment to the zoning ordinance to change the Table of Uses to allow for a Recreational Vehicle Resort, which currently is not allowed. This was allowed prior to 2005 but it was removed in 2005 when the tables were updated. The amendment would be for the Graf property on the south side of Highway 91 at approximately 100 West. The Planning Commission recommended denying the proposed amendment. If the City Council determined that this is an appropriate use, Staff would recommend that the use be limited to the south side of Highway 91. If the use was recommended by the City Council, this issue would go back to the Planning Commission to draft a regulating ordinance. The current zoning is Agriculture and the land use plan identifies that area as Commercial Professional Research. **Council Member Roberts** inquired if the property remained Agricultural, whether metal buildings, a barn, feedlot etc. could be built and allowed. **Kevin Rudd** stated yes because it's larger than five (5) acres and zoned Agriculture. **Mayor Hart** opened the Public Hearing and advised the public that the City

Council has had the opportunity to read the Planning Commission minutes and hear the audio discussion. He emphasized the purpose of a Public Hearing is to provide information to the City Council to make an informed decision with all of the information provided. He invited applicant Jon Graf to provide a presentation.

Jon Graf indicated that the purpose for the proposed resort is to create a beautiful, family friendly, fun recreational facility for travelers and locals to stay in the Southern Utah area. Their property backs to the Santa Clara River Reserve. They researched other successful RV parks like the one in Sedona, AZ and the proposed park would be for all seasons. The Southern Utah area hosts baseball tournaments, soccer tournaments, the Senior Games, the St. George Marathon and there are several other attractions in the area. He referred to the Virgin River RV Resort in Virgin, Utah and he envisions doing what they've done on the Graf property. They have consulted with Staves Consulting and they design campgrounds throughout the US, Canada and overseas. He envisions a clubhouse with a swimming pool, a hot tub area, a coin-op laundry facility, a small convenience store, playground areas, motor coach sites that are pull through sites, back-in sites for smaller RV's or trailers, tent sites and small studio type cottages that are approximately the size of a motel room with a bathroom, bed and sitting area. There would be a pond on the premises that runs into the Santa Clara River and a small petting zoo/farm area. He's considered many different options for the development of this property and they want to keep the property in the family and felt this would be the best use for the property.

Elizabeth Mackay resides at 60 East 675 South, which is a few blocks from the proposed project. She agreed with the Planning Commission's recommendation to deny a proposed amendment that would allow an RV resort. She stated that a project that will allow short-term rentals has already been recently approved. She was concerned with the transient nature of the RV park and not being able to control the nature of RVs coming and going 24 hours a day. She agreed with what a previous City Council did with zoning that area as a commercial research area and removing the use. **Lisa Rutherford** resides at 173 North Painted Hills Drive. She attended the Planning Commission meeting and reiterated the concerns about Highway 91 being a main entrance into the City. Planning Commission Member Lance Anderson noted at the Planning Commission meeting that he wanted an RV Park in the City in the 1980's and the City denied that. She felt that if the City Council approved this, the City would be regressing rather than progressing. She also referred to how noisy RVs are and noted that the Virgin River RV Park is a lovely park but that it has been in their zoning for sometime and set away from the residential area. She referred to the RV Park in Sedona, AZ and stated she would like to know where that is located, relative to the rest of the town and the residential areas. She was also concerned with what seems to happen with the projects and that is they become permanent residences for low income people. **Gary Pendleton** resides at 227 West Highway 91 which is next to the Graf property. His family has been friends with the Grafts for a long time and wants them to keep that property, succeed and have the benefit of the property, but he didn't want to see an RV Park. He understood that the reality was something would eventually be built there and no one would see the same views that they see today. He would like to see the Grafts' come up with a different plan. It took the City years to get rid of the trailer park and the stigma that went along with that and he felt that the RV Park would detract from the City and take a step backwards for Ivins. He requested that the City not take the next step in this process and indicated that the proposed zone isn't in the master plan. **Council Member Roberts** stated that the current land use is for commercial and inquired if Mr. Pendleton was more comfortable with commercial buildings that are 35' feet; high. **Gary Pendleton** indicated he would take his

chances with commercial professional development because he thinks there will be something to preserve the corridor; but if RV's are allowed, he'll be looking at RVs. **Mariah Perez** resides at 285 West Fitness Way where she just built a new home next to her dad, Gary Pendleton. In answering Council Member Roberts' question, she stated that anything would be better than an RV Park because people can't form relationships with the people staying next door because they stay short-term. If it were their property and there were homes next door, they wouldn't consider it and she didn't feel that this project would be considered in Santa Clara. **Jon Graf** referred to the RV Park in Sedona and used that park as a comparison because the City is similar in feel to Ivins, it is a resort community, temperatures are similar to those in Ivins and he thought that if Sedona would embrace the park, Ivins would. Regarding views, he has stood in Gary Pendleton's front room and the proposed project would not block his view. Mr. Pendleton said that he would be okay with a commercial development but Jon Graf doubted that because there would be 2 or 3 story commercial buildings in the development that would block views. Regarding not being able to form relationships, relationships would not be formed in a commercial area because the people would drive to work and then drive home. **Richard Bryant's** primary concern was visual impact. There likely would not be many muted colors but rather white shiny objects along Highway 91 which would impact individuals looking down from landhill and the public lands behind the property where people hike. **Allen Jacobi** resides at 1241 West Sutava Drive stated the focus is not this particular proposal but whether there should be a change in zoning and should there be an RV park anywhere in Ivins. He felt that an RV park in Ivins would be detrimental to Ivins. **David Beck** resides at 1743 North Wintook Drive and had the opportunity to watch the State of Utah develop and has been very impressed with what the City Councils and Planning Commissions in Ivins have done with this area. He requested that the Planning Commission's decision to deny the proposed amendment be supported. **Marybeth Beck** resides at the same address and stated she chose to live in Ivins because it's a well planned community. She never thought an RV Park would ever happen in Ivins. Highway 91 is an entrance to the community and is not appropriate for an RV Park. She urged the City Council to listen to the Planning Commission and what's in the land use document and do what's right for Ivins City and not just one individual owner. **Debbie Hafen** resides at 180 East 800 South and agreed with all of those who have spoken against this. When the trailer park was created in the 1970's and her father developed that, it was nice but you can't always guarantee that what goes in will stay nice. She was concerned with long term tenants residing in the park and preferred to see single family homes or commercial there. **Jeff Neighbor** resides at 311 West Old Highway 91 which is three (3) houses west of Gary Pendleton's. He agreed with everyone who objected to the proposal. An RV Park on Old Highway 91 and right off of Main Street is a bad idea. **Cheryl Collins** resides at 327 Shinob Kai Way and stated was she opposed to this. **Suzy Appel** resides at 715 South 200 West, which is just north of the Pendletons. She indicated she is torn because she understood how difficult it is to own property in Ivins on Highway 91. She'd like to see Highway 91 stay the way it is but the reality of it is there will be something there some day. She didn't necessarily oppose the amendment but reiterated that it's important for everyone to know that the property is currently zoned as a commercial use and that property won't stay as it is. If the amendment doesn't pass and go forward, it's likely that it could be sold to someone else who will develop it commercially because it is very hard to hold onto the property and pay the taxes. Her only concern would be the noise from the RV generators. **Jan Graf** is the father of Jon Graf and he doesn't want to cause stress for anyone and it isn't his intent to destroy anything. Regarding noise from the generators, there will be electric hook-ups. He'd

like to create something that families and others can enjoy and use and allow his family to use and enjoy their property. There being no other comments, **Mayor Hart** closed the Public Hearing.

E. Discuss and consider the Planning Commission's recommendation to deny a proposed amendment to the Ivins City Zoning Ordinance that would allow a "Recreational Vehicle Resort" in the Commercial Professional and Research Zoning District

Council Member Elwell indicated that he did his research and recalls when he had an RV and traveled to San Francisco. There was an RV Park right in the middle of San Francisco and they were able to experience the area rather than passing through it. He was part of the City Council in 2005 where some things were removed and some things were added that not all of the Council Members were in agreement with but as the time goes on and things change, re-focusing becomes necessary. He is very mindful of the heartfelt objections offered and he respects the Planning Commission's recommendation to deny but he doesn't always agree. He referred to the financial health of Ivins City and the location of the proposed amendment and stated that design guidelines can make this project aesthetically compatible. Amenities are necessary to promote patronage to Ivins. Area attractions have little value if amenities are not available. With Highway 91 being a future transportation corridor, the location is desirable for such a use and he favored the change to allow the use. **Council Member Densley** researched this as well and indicated that last year 12,000 people stayed at Snow Canyon State Park and people had to be turned away because there was no place to stay in Ivins so they left the area. He would like to see a bedroom tax benefit from this type of resort with the stay being limited to 30 days or less and increase revenue for Ivins City because that is what is happening in St. George currently. An RV resort park would allow more people the opportunity to enjoy what's here and would be an asset to the community. **Council Member Roberts** stated this is a difficult issue and that he has a friend on both sides of the issue. He referred to the General Plan that controls the Land Use Plan and as part of the goals in that plan is a resort destination which encourages patronage to businesses and outdoor recreational infrastructure. An RV resort fits all of those but Fitness Ridge came and Gary Pendleton was opposed to that but that was current with the General Plan. There is going to be noise from AC compressors on buildings if commercial development is built there. He appreciated Council Member Elwell's comments and thought that the City can come up with an ordinance to address long term stays, buffering and other concerns. An RV Resort does not have to be an eye sore. He'd like to allow an RV Park and felt that the location next to Highway 91 would be the best place to be. **Council Member McDonald** has given this a lot of thought and has mixed emotions. He has spoken with Jon Graf several times regarding the property. The current Land Use and a vision of what could go there in respect to what's being proposed, if commercial buildings were put in there, they would more than likely be larger buildings and parking lots and he thought that what Jon Graf has proposed would be less impactful than what could potentially go there. He is in favor of looking into making the change. **Mayor Hart** had mixed feelings as well but felt that it is consistent in what Ivins is trying to do. Ivins needs a commercial base to sustain growth and services, otherwise it is wholly reliant on residents paying higher property taxes. Ivins is trying to change the picture by approving projects like Sentierre, Encanto and short-term rentals in specific areas so that people come and stay in Ivins rather than visiting and then driving on. He spent hours looking at RV resorts and RV parks and regarding the question as to the location of the RV resort in Sedona in relation to the residential area, it is adjacent to a residential area and in the City. He made it clear

that an RV Resort is different from an RV Park and if this is allowed, under what terms will it be allowed. If he was the one saying what ought to be required, there would be significant amenities as has been shown by Mr. Graf and individuals could not stay longer than 29 days so that Ivins could take advantage of the room tax. There are aspects at what Grafs are looking at doing and if there's a transient room tax that could compensate for a loss of property tax. Regarding density in the RV resort, he felt that it was too high and that an RV Resort should be surrounded by walls and trees. He hoped that whatever action Council took that there is great consideration to match the Grafs' vision with the City's vision in any ordinance that's passed.

MOTION: Council Member Elwell moved approve the use requested, an overlay as identified by staff on the location identified with the guidelines relative to a Resort and not a Park as identified by the Mayor.

SECOND: Council Member Densley

VOTE: The motion carried.

Council Member Elwell	AYE
Council Member McDonald	AYE
Council Member Roberts	AYE
Council Member Densley	AYE

Council Member Roberts requested a point of order and inquired if this is an approval of the Planning Commission's recommendation or a denial of the recommendation? **Mayor Hart** clarified that it would be to overturn the recommendation of the Planning Commission and approve a zoning ordinance that would allow a Recreational Vehicle Resort in the Commercial Professional Research zoning district as stated by Council Member Elwell.

5) DISCUSSION AND POTENTIAL ACTION ITEMS

A. Discuss and consider approval of Resolution No. 2015-28R, a Resolution of Ivins City, Utah, appointing a new Administrative Services Director

Dale Coulam stated that Wally Ritchie would continue as the Director of Finance and the proposal is that he be officially appointed as the Administrative Services Director also. He has already been acting as the Supervisor of that department.

MOTION: Council Member Elwell moved to approve Resolution No. 2015-28R, a Resolution of Ivins City, Utah, appointing a new Administrative Services Director as Wally Ritchie

SECOND: Council Member McDonald

VOTE: The motion carried.

Council Member Elwell	AYE
Council Member McDonald	AYE
Council Member Roberts	AYE
Council Member Densley	AYE

Roll call vote. All Council Members voted in favor.

B. Discuss and consider approval of Ordinance No. 2015-20, an Ordinance of Ivins City, Utah, establishing an Arts Committee or Commission

Mayor Hart requested that Mike Scott and Lesley Mendenhall be available to comment. **Dale Coulam** indicated that he highlighted text so that Council can determine the title of the committee or commission, the number of members, cost reimbursement for members and receiving public input. **Mike Scott** stated that the best name for the group would be "commission" because it is more consistent with what the City has been doing. **Mayor Hart** agreed. **Lesley Mendenhall** agreed and indicated that she was fine with the changes relating to cost reimbursement and receiving public input. The **Mayor and City Council** agreed that the name of the group will be the Arts Commission, consisting of seven (7) members. **Dale Coulam** referred to the number of members that would constitute a quorum. The **Mayor and City Council** agreed that a quorum shall consist of four (4) members.

Mayor Hart offered a list of the appointees: Jan Bush, resident at large and member of the Arts Steering Committee; Kevin Warnick, Tuacahn Technical Director representing Tuacahn; Ryan Anderson representing Arts Education for Tuacahn High School; Judith Kapuscinski, President of the Kayenta Arts Foundation representing the Kayenta Arts Foundation; Matt Marten, Kayenta Properties representing arts related businesses; Mike Scott, Steering Committee Chair representing Ivins City; and Eva Lorentzen, Artist & Art Teacher at Vista School. He inquired if the City could act on those appointments tonight. **Dale Coulam** stated the appointments should be done by Resolution and that will come forward on the next City Council meeting agenda.

MOTION: Council Member McDonald moved to approve Ordinance No. 2015-20, an Ordinance of Ivins City, Utah, establishing an Arts Commission, as amended

SECOND: Council Member Roberts

VOTE: The motion carried.

Council Member Elwell	AYE
Council Member McDonald	AYE
Council Member Roberts	AYE
Council Member Densley	AYE

Roll call vote. All Council Members voted in favor.

C. Continued discussion and consideration to approve an update to the Transportation Master Plan

Chuck Gillette indicated if the City Council was not ready to approve this, he would need authorization to at least proceed with the impact fee analysis. **Mayor Hart** inquired if the cross-sections are correctly sized. **Chuck Gillette** stated they are. **Mayor Hart** referred to the cycling lanes and the cycling transportation plan and stated he would like to continue to develop Ivins City as a recreational friendly place and include the presence of marked cycling lanes on at the cycling routes through the City. He referred to an email from a resident regarding Puerto Drive and their concern for the impact that the Harmon's grocery store will have on Puerto Drive. He inquired if part of the study will determine what the needs are going to be in the future on Puerto. **Chuck Gillette** indicated "yes". **Mayor Hart** suggested that the City may want to put together an invitation to talk about safety options in that area at some point.

MOTION: Council Member Densley moved to approve the updated Transportation Master Plan

SECOND: Council Member Elwell

VOTE: The motion carried.

Council Member Elwell	AYE
Council Member McDonald	AYE
Council Member Roberts	AYE
Council Member Densley	AYE

D. Discuss and consider approval of an expenditure to prepare Impact Fee Facilities Plan and Impact Fee Analysis for Transportation

Chuck Gillette stated this is a continuation of determining what the impact fee rate is going to be for the Transportation Master Plan.

MOTION: Council Member Roberts moved to approve an expenditure to prepare Impact Fee Facilities Plan and Impact Fee Analysis for Transportation

SECOND: Council Member McDonald

VOTE: The motion carried.

Council Member Elwell	AYE
Council Member McDonald	AYE
Council Member Roberts	AYE
Council Member Densley	AYE

E. Discuss and consider approval of an expenditure to prepare Master Plans, Impact Fee Facility Plans and Impact Fee Analyses for Wastewater and Irrigation Systems

Chuck Gillette indicated the City received a grant for the master planning through the CIB (Community Impact Board). The City received proposals and he is recommending that these studies be awarded to Bowen Collins and the next two agenda items cover that.

MOTION: Council Member Roberts moved to approve the expenditure to prepare Master Plans, Impact Fee Facility Plans and Impact Fee Analyses for Wastewater and Irrigation Systems

SECOND: Council Member Elwell

VOTE: The motion carried.

Council Member Elwell	AYE
Council Member McDonald	AYE
Council Member Roberts	AYE
Council Member Densley	AYE

F. Discuss and consider approval of an expenditure to prepare Rate Study for Water, Irrigation, Storm Drain and Sewer Utilities

Chuck Gillette stated this covers all four (4) of the utilities. The idea is to determine whether or not the City needs to adjust current utility rates and to determine how to fund an irrigation system. His biggest concern is the irrigation system because the City needs a plan to fund that to make sure that by implementing an irrigation system, that it benefits the residents rather than making it more expensive to use water. **Council Member Densley** inquired if all of the studies have been budgeted for. **Dale Coulam** clarified that the City received a matching grant from the

CIB (Community Impact Board) for the impact fee studies. The rate studies are separate and are in the budget.

MOTION: Council Member Densley moved to approve an expenditure to prepare Rate Study for Water, Irrigation, Storm Drain and Sewer Utilities

SECOND: Council Member McDonald

VOTE: The motion carried.

Council Member Elwell	AYE
Council Member McDonald	AYE
Council Member Roberts	AYE
Council Member Densley	AYE

G. Annual Training on Open Meetings laws and other matters

Dale Coulam provided information to the Mayor and City Council, a copy of which is available by request through Ivins City Hall. He indicated that the Open Meetings law is that any action the City Council takes, must be done openly and all deliberations are to be conducted openly. Regarding Disclosures, it is important that the Mayor and City Council remain current on their disclosure forms and verbally disclose the nature of any conflict with an agenda item in the open meeting. Additionally, Ivins City Code 2.06.501 states that "In the event a member is an applicant or presenter of an item that is before the public body for decision, the member should not participate as a member of the public body regarding that item, either in the discussion or voting concerning that item."

6) CONSENT AGENDA

A. Approval of Approval of City Council Meeting Minutes for December 3, 2015

MOTION: Council Member Elwell moved to approve the Consent Agenda

SECOND: Council Member McDonald

VOTE: The motion carried.

Council Member Elwell	AYE
Council Member McDonald	AYE
Council Member Roberts	AYE
Council Member Densley	AYE

Mayor Hart invited Lesley Mendenhall to speak. **Lesley Mendenhall** stated that it has been a real pleasure to serve and a wonderful experience. It has been ten (10) years of learning an exceptional amount of information. Years ago Council Member Elwell asked her to apply to be on the Planning Commission. There were some times that were difficult where she consciously stayed away from a couple of meetings after one particular issue because she was really angry. She thanked Kari (Kari Jimenez, City Recorder) and Dale (Dale Coulam, City Manager/Attorney). They kept her on track and every time she called with a question for Dale, he gave her a lot of information so she was able to form into her personal opinion. It has been a pleasure to serve with Chris Hart as the Mayor and as well as on the Planning Commission. She thanked Council Member Elwell for the many discussions over the years and thanked Linda Elwell. She thanked Council Members Densley, Roberts and McDonald for being as passionate with their thoughts and ideas they brought to the table. **Mayor Hart** thanked Lesley and her contributions and along with George and Linda, recognized what they did regarding the

treatment of animals in Ivins. That is something he is proud of.

Council Member Elwell read the following: "I have been privileged to serve with some special people. People dedicated to making this City be prosperous, attractive and inviting. Planning Commissioners, Staff and volunteers have not only been professional and wise in their counsel but their friendly and caring deportment has made my time of service most enjoyable and rewarding and I choose to call of you friends. To Mayor Daren Barney, Councilors Marie Hansen, Pete Pierson, Sandy Ransom, Carol Tenczar, Barbara Rusick, Michael Foot and presently Mayor Chris Hart, Councilors Cheyne McDonald, Lesley Mendenhall, Steve Roberts and Ron Densley. I have learned from each and I can say with certainty that I am increased because of our association and interaction. We all from time to time have blind spots and I found that by listening and hearing the perspectives of my colleagues and the people we serve, I have been enlightened and my capacity expanded. The exhilaration and sense of responsibility I felt when first seated on that first Council 14 years ago was most profound. Just as profound is the melancholy I'm experiencing as I leave this Council this night. I admire and respect each of you greatly and I will miss your most friendly feelings of goodwill. After all of these years, I am still humbled and in awe that the beautiful people of this most special city, allowed me the wonderful opportunity in honor of serving them and if I may be permitted, as Bob Hope said so often, thanks for the memories." **Mayor Hart** indicated there are a lot of specifics that go along with saying thanks. Every time the City had a public safety issue, everyone looked to Council Member Elwell. His perspective and influence on this Council has been important concerning the fundamental responsibility of Ivins City government, which is to look after the health, welfare and safety of Ivins residents. He spent a great deal of time researching, learning and thoroughly thinking through the issues. On behalf of himself, Council, Staff and Ivins residents, he expressed a huge statement of thanks and wished him well.

7) CONSENT AGENDA ITEMS FOR DISCUSSION

8) REPORTS

A. Council

Council Member McDonald thanked Council Member Elwell and Lesley Mendenhall and stated it was an honor to serve with them. He indicated that the Washington County Solid Waste District has provided a Resolution for Ivins City to adopt at the first meeting in January to appoint a representative from Ivins City on their board. He reported that the District is continuing to move forward with recycling, which extends the life of the landfill and ultimately saves money. He still maintains his concerns about the collection company and stated that company will likely be bought out. He also thinks there will be an attempt to collect the recyclables on a different day other than the regular trash day. **Mayor Hart** indicated that should not happen. **Council Member McDonald** agreed and stated he hopes that the collection company will be successful.

Council Member Roberts referred to Council Member Elwell and indicated that the last six (6) years have been educational for him and he always looked forward to his comments and input and thanked him for his service. He referred to Council Member Mendenhall and stated they didn't always agree but the disagreement was always friendly and respectful. He thanked her for her service as well. He reported that the Southwest Mosquito Abatement and Control District board met and passed their budget. They have been very efficient with their funds and will be paying a sizeable amount towards paying off their building. He suggested that on a future agenda that the City invite the Director of the District to provide the Council with a short

presentation.

Council Member Densley thanked Council Member Elwell for being a great mentor and thanked Council Member Mendenhall. He wished them all the best.

B. Mayor

No report

C. City Manager/Attorney Dale Coulam

Dale Coulam reported that he will be meeting the contractor for Rocky Vista, Shaw Construction from Colorado. He will also be meeting with Attorney Tim Anderson tomorrow regarding Rocky Vista's mixed use application. He thanked Council Member Elwell and Council Member Mendenhall for their service. He appreciated the preparation they both did and for Lesley's clarifying questions. Throughout the time that he has known her, she has always respected the process whether it was on Planning Commission, City Council or even tonight. She is sitting in the audience because the law says once you change your place of residence, the Council seat is automatically vacated, yet she felt strongly about the agenda and made the trip to attend; she followed and showed respect for the process and participated

D. Items to be placed on future agendas

9) CLOSED MEETING

10) ADJOURNMENT

MOTION: Council Member Elwell moved to adjourn

SECOND: Council Member McDonald

VOTE: The motion carried.

Council Member Elwell	AYE
Council Member McDonald	AYE
Council Member Roberts	AYE
Council Member Densley	AYE

The meeting adjourned at 8:50 p.m.

Respectfully,

Kari Jimenez,
Ivins City Recorder